

**Town of Groton
Board of Assessment Appeals
October 1, 2011 Grand List
March 20, 2012 Session Minutes**

The Board of Assessment Appeals met on Tuesday, March 20, 2012 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, Paul Duarte, Jim Mitchell and Deborah Monteiro. The meeting was called to order at 12:00 p.m. by the chairman. The board will sit for appeals on the October 1, 2011 Grand Lists and the October 1, 2010 Supplemental Motor Vehicle Grand List.

Property Owner: Jonathan Bartlett
Property Location: 370 Meridian St. U65, PIN 168919713158 0065
Appeal Date: 3/6/2012 with Stevens
Board Decision: 3/20/12 – Stevens commented that the unit is appropriately priced with other similar style units in the complex and made a motion for no change in assessment. It was seconded by Monteiro, passed unanimously.
R2011 Acct# 300750 Orig. Assmt: \$147,840
Mailed date: 3/23/12

Appeals were heard for properties located at 1170 River Road, owned by Michelle & Kenneth Peters and 350 West Shore Avenue owned by John & Darcie Watson.

Property Owner: Marcia Clark, Trustee, 567 Groton Long Point Rd, Groton
Property Location: 0 Bishop Ave, PIN 168811662165
Appeal Date: 3/6/2012 with Mitchell
Board Decision: 3/20/12 - Mitchell motioned to adjust the land influence factor from -75 to -90 due to the location on a paper street, Monteiro seconded, passed unanimously.
R2011 Acct# 302193 Orig. Assmt: \$12,040 Adj. Assmt: \$4,830
Mailed date: 3/23/12

Property Owner: Bernard Baldomar
Property Location: 1315 River Rd., PIN 271015642445
Appeal Date: 3/6/2012 with Stevens
Board Decision: 3/20/12 – Stevens made a motion based on the age and information provided by the property owner to lower the dwelling grade from a B+ to a B-, seconded by Monteiro, passed unanimously.
R2011 Acct# 300631 Orig. Assmt: \$242,340 Adj. Assmt: \$214,550
Mailed date: 3/23/12

Property Owner: Richard Fitzgerald
 Property Location: 8 Benjamin Rd., PIN 261917110837
 Appeal Date: 3/6/2012 with Mitchell
 Board Decision: 3/20/12 – Mitchell made a motion to change the basement area of the main dwelling from a full basement to a half basement based on information provided by the owner, seconded by Stevens, passed unanimously.
 R2011 Acct# 303723 Orig. Assmt: \$219,030 Adj. Assmt: \$215,110
 Mailed date: 3/23/12

Property Owner: Richard & Lillian Brown, P O Box 9195, Noank
 Property Location: 4 Spicer Ave., PIN 260820816132
 Appeal Date: 3/6/2012 with Stevens
 Board Decision: 3/20/12 – Board discussed traffic, trees and location; Stevens made a motion for no change, seconded by Duarte, passed unanimously.
 R2011 Acct# 301444 Orig. Assmt: \$260,750
 Mailed date: 3/23/12

Property Owner: Todd Gagnon, 347 Village St., Bristol CT
 Property Location: 44 Mardie Lane, PIN 168910368303 2B
 46 Mardie Lane, PIN 168910368303 2A
 Appeal Date: 3/6/2012 with Mitchell
 Board Decision: 3/20/12 – Based on the impression that the owner would unlikely be able to obtain a certificate of occupancy Mitchell made motion to reduce the grade for both condo units from C to E, Stevens seconded, passed unanimously.
 R2011 Acct# 304028 Orig. Assmt: \$35,420 Adj. Assmt: \$17,710
 R2011 Acct# 304027 Orig. Assmt: \$35,420 Adj. Assmt: \$17,710
 Mailed date: 3/23/12

Property Owner: James & Lynn Crawford
 Property Location: 191 Godfrey Road, PIN 270016925531
 Appeal Date: 3/6/2012 with Stevens
 Board Decision: 3/20/12 – The members discussed the CDU, grade, location and size of the dwelling. Stevens made a motion that based upon the unusual nature of the location in an incomplete subdivision and larger size of the dwelling to apply a -15 market adjustment to the cost of the dwelling. The motion was seconded by Mitchell and passed unanimously.
 R2011 Acct# 302545 Orig. Assmt: \$638,330 Adj. Assmt: \$564,200
 Mailed date: 3/23/12

Property Owner: Groton Assoc. of Conn., LP, 4500 Dorr Street, Toledo, Ohio, 43615

Rep. Paul Dorsi

Property Location: 1145 Poquonnock Rd, PIN 169810379229

Appeal Date: 3/6/2012 with Mitchell

Board Decision: 3/20/12 – The board discussed information provided by Mr. Dorsi, Mitchell made a motion for no change to value. The motion was seconded by Duarte and passed unanimously.

R2011 Acct# 304575 Orig. Assmt: \$8,052,730

Mailed date: 3/23/12

Property Owner: CW Groton Square LLC & Stop & Shop Supermarket Co.; c/o Centro Properties Group, 131 Dartmouth St. 3rd Floor, Boston, MA 02116

Agent: Wulsin Murphy LLP

Property Location: 220 Route 12, PIN 168911753717

Appeal Date: 3/6/2012 with Stevens

Board Decision: 3/20/12 – Board discussed information provided. Stevens made a motion that was based on the income and expense material submitted, to apply a -10% economic adjustment to the rent rate. The motion was seconded by Monteiro and all members voted in agreement.

R2011 Acct# 302659 Orig. Assmt: \$15,649,060 Adj. Assmt: \$14,518,000

Mailed date: 3/23/12

Property Owner: John Archibald

Property Location: 107 Library St., PIN 261917202601

Appeal Date: 3/6/2012 with Stevens

Board Decision: 3/20/12 - Stevens makes a motion that based on unique nature of the conversion of the garage into a living unit, to change the grade from a C+ to a C. The motion was seconded by Mitchell and all members voted in agreement.

R2011 Acct# 300447 Orig. Assmt: \$171,570 Adj. Assmt. \$166,040

Mailed date: 3/23/12

Property Owner: Benajah Farm Ltd. Ptshp, P.O. Box 717, Waterford, CT 06385
Rep. Alan Gardiner, Gen. Ptr.

Property Location: Parcel 1 - 789 Pleasant Valley Road North., PIN 178019523372
Parcel 2 - 0 Gungywamp Rd., PIN 179017102078

Appeal Date: 3/6/2012 with Stevens

Board Decision: 3/20/12, Parcel 1 – Stevens made a motion for no change, which was seconded by Monteiro and all members voted in agreement. Parcel 2 - Stevens made a motion of no change, which was seconded by Duarte, agreed by Monteiro, Mitchell opposed; passed by a three to one vote.

R2011 Acct# 300912 Orig. Assmt: \$75,670

R2011 Acct# 300920 Orig. Assmt: \$125,020

Mailed date: 3/23/12

Recess taken from 3:20 to 3:35.

Property Owner: Soll & Anne Goldenthal, 132 Elm Street, Noank
 Property Location: 132 Elm Street, PIN 260820824239
 Appeal Date: 3/6/2012 with Stevens
 Board Decision: 3/20/12 – Stevens made a motion to change the dwelling grade from a C+ to C- and change the condition and CDU from fair to poor due to age and the neglected state of the dwelling. The motion was seconded by Mitchell and passed unanimously.
 R2011 Acct# 309014 Orig. Assmt: \$452,690 Adj. Assmt: \$405,720
 Mailed date: 3/23/12

Property Owner: Kathryn Brown
 Property Location: 704 Poquonnock Rd., PIN 169809064592
 Appeal Date: 3/6/2012 with Stevens
 Board Decision: 3/20/12 – Stevens made a motion to change the dwelling grade from a C+ to C- and condition and CDU from average to fair. The motion was seconded by Mitchell and all members voted in agreement.
 R2011 Acct# 301426 Orig. Assmt: \$143,710 Adj. Assmt: \$106,960
 Mailed date: 3/23/12

Property Owner: James & Karen Cartier
 Property Location: 315 Pequot Ave., PIN 261913148580
 Appeal Date: 3/6/2012 with Stevens
 Board Decision: 3/20/12 – Stevens made a motion to change the dwelling grade from a C+ to C, Mitchell seconded, passed unanimously.
 R2011 Acct# 301845 Orig. Assmt: \$234,990 Adj. Assmt: \$222,800
 Mailed date: 3/23/12

Property Owner: Guy Hermann & Jo-Anne Crystoff, 8 ½ Godfrey St, Mystic
 Property Location: 8C Godfrey St, Pin 261918229452
 Appeal Date: 3/6/2012 with Stevens
 Board Decision: 3/20/12 – Stevens made a motion that based on the uncertainty of access to the property to adjust the land influence factor from -15 to -20. The motion was seconded by Mitchell and all members voted in agreement.
 R2011 Acct# 304995 Orig. Assmt: \$96,110 Adj. Assmt: 90,440
 Mailed date: 3/23/12

Property Owner: Debra Goodrich et al, 3 Old Marlborough Tpke, Portland, CT, 06480
 Property Location: 2 Mouse Island, PIN 260712863315
 Appeal Date: 3/8/2012 with Monteiro
 Board Decision: 3/20/12 – The board discussed information provided and Monteiro made a motion for no change. The motion was seconded by Duarte and all members voted in agreement.
 R2011 Acct# 304373 Orig. Assmt: \$338,450
 Mailed date: 3/23/12

Property Owner: Heather & Kevin Lebovitz

Property Location: 123 High Street, PIN 261918301980

Appeal Date: 3/8/2012 with Monteiro

Board Decision: 3/20/12 – Monteiro made a motion to remove the +15% view influence factor from the land. The motion was seconded by Stevens and all members voted in agreement.

R2011 Acct# 306394 Orig. Assmt: \$280,980 Adj. Assmt: \$262,010

Mailed date: 3/23/12

The minutes for deliberations held on March 20, March 21, March 22, March 24, March 26, March 28, March 30 and April 3, 2012 were reviewed and any necessary amendments and adjustments were made. Stevens made a motion on April 3, 2012 to approve the minutes and was seconded by Duarte. The motion passed unanimously.

A motion for adjournment was made Stevens at 5:30 p.m.; Duarte seconded; all members voted in agreement.

Respectfully submitted,

Fauna Eller

Asst. Assessor

Clerk to Board